



**CITY OF EL PASO, TEXAS  
CITY REVIEW COMMITTEE MINUTES**

The City Review Commission held its public meeting in the Planning and Economic Development Department, Planning Division, 5<sup>th</sup> Floor, Paisano Conference Room, City Hall, Two Civic Center Plaza, January 20, 2011 at 11:00 a.m. The following were present:

**City Review Committee Members Present:**

*Chair Philip Etiwe, Planning and Economic Development, Development Review Manager*  
*David Coronado, Planning and Economic Development, Lead Planner*  
*Daniel Chavira, Engineering and Construction Management, Building Plans Examiner*

**Staff Members Present:**

Ernesto Arriola, Planning and Economic Development, Planner  
Melissa Granado, Planning and Economic Development, Planner

**Members of the Public:**

Richard Teschner, Rim Area Neighborhood Association  
Evelyn Elleft  
Bruce Chavez, Bruce's Air, contractor

**1. CALL TO ORDER – Chair's Comments/Public Comment**

Chair Etiwe called the meeting to order at 10:59 a.m.

- 2. NCO-11001**      Lot 1 and south 10 feet of Lot 2, Block 3, Murchison Terrace, City of El Paso, El Paso County, Texas  
Location:          1601 Rim Road  
Zone:                R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
Request:            Installation of air-conditioning units

**APPLICATION DESCRIPTION**

The applicant is requesting that the City Review Committee review and authorize the release of permits for the property located at 1601 Rim Road. The applicant is proposing to replace two air conditioning units located to the rear of the property with Trane 4 ton and 5 ton units, color grey. All work will be done in accordance with the Rim/University Neighborhood Plan.

**STAFF RECOMMENDATION**

Staff recommends approval based on:

Design Standard 9, Maintenance

(a) All residences and other structures on a property shall be maintained in good condition and repair at all times.

Units do not appear to be visible from the public view.

**Mayor**  
John F. Cook

**City Council**

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

**City Manager**  
Joyce A. Wilson



Mr. Arriola gave a PowerPoint presentation and explained he had visited the site and noted there an approximate 15 to 20 foot grading difference which is higher in the front. Via the PowerPoint presentation, Mr. Arriola asked the representative to verify the location of the proposed air conditioning units. Mr. Arriola spoke with the property owner to the south, Mr. Pearson, Pearson & Pearson Law Firm, who had no objection. Staff requests the applicant provide screening, such as plants, shrubs, a small rock wall or planters, for the unit visible from the street. The Plan is not specific on screening materials, as long as they match the home and are not fluorescent.

Ms. Elleft noted Mr. Chavez had pointed out the existing location of the units, on the side of the home. Regarding screening, Ms. Elleft explained there is no soil there for plants or shrubs, it is all concrete. Furthermore, the unit is the same color as the rock wall and 30 to 40 feet from the street.

Mr. Teschner was in favor of the proposed request; however, he questioned whether the neighbors to the right had any objection.

Mr. Chavez brought with him a brochure showing the color of the proposed units. He responded the neighbors had no objection.

**MOTION:**

Motion made by Mr. Coronado, seconded by Mr. Chavira and **UNANIMOUSLY CARRIED TO APPROVE.**

After the vote, Ms. Elleft she should not have to go through this process just to replace air conditioning units. The property owner is elderly and has not had heating or cooling for 10 days.

3. Approve the Minutes for the past CRC Meetings:  
December 23, 2010

Chair Etiwe asked if there were any additions/corrections/revisions. There being none.

**MOTION:**

Motion made by Mr. Chavira, seconded by Chair Etiwe and **UNANIMOUSLY CARRIED TO APPROVE THE DECEMBER 23, 2010 MINUTES.**

**ABSTAIN:** Mr. Coronado

4. **ADJOURNMENT**

Chair Etiwe adjourned the meeting at 11:10 a.m.

